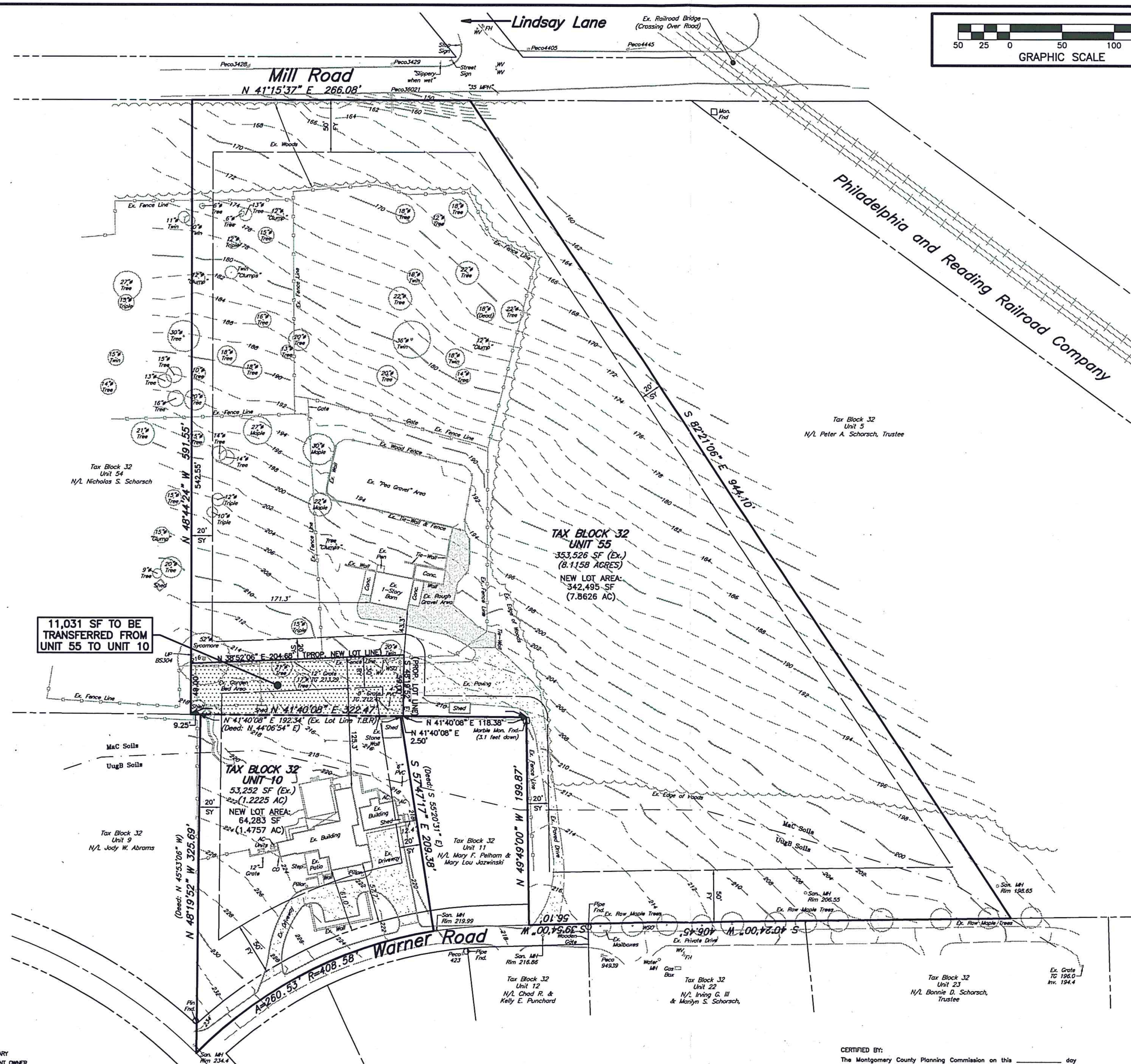

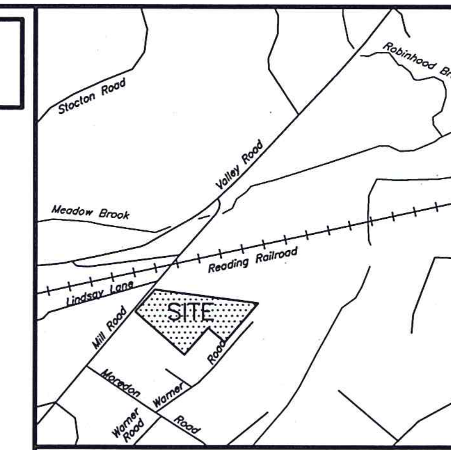

LOCATION MAP/SCALE: 1"=800'

NORTH ARROW

GENERAL NOTES:

1. PROPERTY INFORMATION:
   TAX BLOCK 32 UNIT 10
   TAX PARCEL 30-00-70420-00-2
   DEED BOOK 4937 PAGE 476
   OWNER:
   NICHOLAS S. & SHELLEY SCHORSCH
   1560 WARNER ROAD
   MEADOWBROOK, PA 19046
   SITE ADDRESS:
   1560 WARNER ROAD
   MEADOWBROOK, PA 19046
   TOTAL TRACT AREA = 53,252 SF (1.2225 ACRES)

   TAX BLOCK 32 UNIT 55
   TAX PARCEL 30-00-43660-02-3
   DEED BOOK 5349 PAGE 984
   OWNER:
   NICHOLAS S. SCHORSCH
   106 YORK ROAD
   JENKINTOWN, PA 19046
   SITE ADDRESS:
   MILL ROAD
   JENKINTOWN, PA 19046
   TOTAL TRACT AREA = 353,527 SF (8.1159 ACRES)

3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD, AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN JANUARY 2016. DATUM = FEMA. BENCHMARK=FEMA RM #390, ELEVATION 119.10.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING DATA: ZONED R-1 LOW DENSITY RESIDENTIAL DISTRICT:

REGULATIONS	REQUIRED	PROPOSED UNIT 10	PROPOSED UNIT 55
MIN LOT AREA	1.0 ACRE	1.4757 AC	7.8626 AC
MIN LOT WIDTH	200 FT	254 FT	266 FT
MIN LOT DEPTH	100 FT	280 FT	500 FT+
MIN FRONT YARD	50 FT*	57.7 FT	350 FT
MIN SIDE YARD	20 FT	12.4 FT**	43.3 FT
MIN REAR YARD	30 FT	125.3 FT	N/A
MAX BUILDING HEIGHT	35 FT	≤ 35 FT	≤ 35 FT
MAX BUILDING COVER	20 %	6.8 %	0.4 %
MAX IMPERVIOUS COVER	25 %	23.3 %	5.3 %
MIN GREEN AREA	75 %	76.7 %	94.7 %

*THE FRONT YARD ON ONE SIDE OF CORNER LOT MAY BE REDUCED TO 40 FEET.

**EXISTING NON-CONFORMING CONDITION NOT AFFECTED BY PROPOSED CHANGE.

6. SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AS SHOWN ON PANEL 402 OF 451 PREPARED FOR MONTGOMERY COUNTY PA, MAP DATED DECEMBER 19, 1996.

7. SOILS DATA WAS OBTAINED FROM THE USDA/NCSS SOIL SURVEY OF MONTGOMERY COUNTY PA, VERSION 9, DATED NOVEMBER. 16, 2015. ALL SOILS ON SITE ARE CLASSIFIED AS:
   MaC – MANOR LOAM, 8 TO 15 PERCENT SLOPES
   UugB – URBAN LAND-UDORTHENTS, SCHIST AND GNEISS COMPLEX, 0 TO 8 PERCENT SLOPES

LEGEND

- EX. BOUNDARY
- EX. ADJACENT OWNER
- EX. RIGHT-OF-WAY
- 198 — EX. CONTOUR-INTERMEDIATE
- 200 — EX. CONTOUR-INDEX
- EX. CURB
- EX. EDGE OF PAVING/DRIVE
- EX. BLDG. SETBACK LINE
- EX. BUILDING
- EX. FENCE
- EX. SOILS
- PROP. LOT LINE

APPROVAL OF TOWNSHIP:
Approved by the Board of Commissioners of the Township of Abington this ________ day of ________________, ________

________________________ President

Attest: ________________________ Secretary

________________________ Engineer

CERTIFIED BY:
The Montgomery County Planning Commission on this ____________ day of ________________, __________. File # __________

Attest: ________________________ Secretary

CERTIFICATION FOR RECORDING:
Recorded in the Office for the Recording of Deeds for Montgomery County at Norristown, Pennsylvania, in Plan Book________, Page No.________, on this ________ day of ________________, ________

By: ________________________ Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

On the ______ day of ________________, A.D. ______, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ________________, personally appeared Nicholas S. Schorsch known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

________________________ Notary Public

________________________ My Commission Expires

________________________ Owner
(Nicholas S. Schorsch)

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF MONTGOMERY:

On the ______ day of ________________, A.D. ______, before me, the Subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in ________________, personally appeared Nicholas S. Schorsch and Shelley Schorsch, known to me (or satisfactorily proven) to be the person(s) whose name(s) (is/are) subscribed to the foregoing plan, and acknowledged that (he, she, they)(is/are) the owner(s) of the designated land, that all necessary approval of the plan has been obtained and is endorsed thereon, and that (he, she, they) desire that the foregoing plan may be duly recorded.

________________________ Notary Public

________________________ My Commission Expires

________________________ Owner
(Nicholas S. Schorsch)

________________________ Owner
(Shelly Schorsch)

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — NICHOLAS T. ROSE — PE039251E
2/19/16

No.	Date	Description	By

Project Number	CAD File Name	File Number	Drafter/Engineer
H2314	BASE.DWG	---	JGB/NTR

Township: ABINGTON
County: MONTGOMERY
Date: 2-19-16
Scale: 1"=50'
Sheet Number: 1 of 1

PLAN OF LOT LINE CHANGE
PREPARED FOR
TAX BLOCK 32 UNITS 10 & 55

ProTract Engineering, Inc.
54 East Moreland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238